

<b>Item No:</b> 5	<b>Classification:</b> Open	<b>Date:</b> 17 September 2013	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>		<b>Addendum</b> Late observations, consultation responses, and further information.	
<b>Ward(s) or groups affected:</b>		Surrey Docks	
<b>From:</b>		Head of Development Management	

## PURPOSE

- 1 To advise Members of observations, consultation responses and further information received in respect of the following planning applications on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken in to account in reaching the recommendation stated.

## RECOMMENDATION

- 2 That Members note and consider the late observations, consultation responses and information received in respect this item in reaching their decision.

## FACTORS FOR CONSIDERATION

- 3 Late observations, consultation responses, information and revisions have been received in respect of the following planning applications on the main agenda:
  - 3.1.1 **Item 5.1: FORMER MULBERRY BUSINESS PARK, LAND BOUNDED BY CANADA STREET, QUEBEC WAY AND HARMSWORTH QUAYS PRINT WORKS, LONDON SE16**
  - 3.2 No additional representations have been received.
  - 3.3 Amend paragraph 166 of the officer report as follows:
  - 3.4 As the site is not located in a CPZ there is no opportunity to control overspill parking from the development at present. However, it is recommended that a clause be included in the s106 agreement preventing future occupiers of the student accommodation and affordable housing from being able to obtain parking permits in the event that that a CPZ is designated. This has been discussed with the applicant who agrees to this in relation to the student housing, but does not consider that it should be required for the affordable housing units. However, officers consider that this would be necessary and would be consistent with the approach taken at a recent permission on Quebec Way Industrial Estate. It is therefore recommended that a clause to this effect be included within the s106.
  - 3.5 Add the following to paragraph 254 of the officer report:

- 3.6 Clauses are to be included in the s106 to secure the affordable units as affordable in perpetuity, including the tenure split, ~~and~~ nominations rights for the Council, occupation of no more than 50% of the student housing before the affordable housing has been completed and handed over.
- 3.7 Further to discussions with the applicant following the publication of the draft recommendation, the following minor changes to conditions are suggested:
- 3.8 Amend condition 11 as follows:
- 3.9 Prior to the ~~commencement of above ground works~~ occupation of the development, details of the way in which the accessible parking spaces outside the health centre would be managed and enforced to ensure that they could only be used by occupiers and users of the devolvement shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved.
- 3.10 Amend condition 12 as follows:
- 3.11 Prior to the ~~commencement of above grade works~~ occupation of the student housing, details of a strategy for the management of the move-in and move-out of student occupiers of the development detailing how disruption to the highway network and disturbance to neighbouring occupiers would be minimised shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved.
- 3.12 Amend condition 13 as follows:
- 3.13 Before any above grade work hereby authorised begins, detailed drawings [scale 1:50] of a hard and soft landscaping scheme including details of phasing and delivery and showing the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping) and provision for replacement trees sufficient to replace the amount of stem girth lost as a result of the proposal shall be submitted to and approved in writing by the Local Planning Authority and the landscaping shall not be carried out otherwise than in accordance with any such approval given. The approved planting, seeding and/or turfing shall be carried out in accordance with the phasing and delivery details in the first planting season following completion of building works and any trees or shrubs that are found to be dead, dying, severely damaged or diseased within two years of the completion of the building works OR two years of the carrying out of that phase of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season. Planting shall comply to BS:4428 Code of practice for general landscaping operations, BS:3996 Nursery stock specification, BS:5837 Trees in relation to construction and BS:7370 Recommendations for establishing and managing grounds maintenance organisations and for design considerations related to maintenance.
- 3.14 Amend condition 15 as follows:
- 3.15 Prior to the commencement of above grade works, details of a scheme to investigate the possibility of increasing the use of renewable energy within the

development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved unless otherwise agreed in writing by the Local Planning Authority.

3.16 Amend condition 16 as follows:

3.17 Details of no less than 12 bird nesting boxes / bricks including their exact location, specification and design shall be submitted to and approved in writing by the Local Planning Authority ~~prior to the commencement of above grade work~~. The nesting boxes / bricks shall be installed in accordance with the approved details prior to the first occupation of the building to which they form part or the first use of the space in which they are contained, and shall be maintained as such thereafter.

3.18 Amend condition 18 as follows:

3.19 Scale 1:5/10 section detail-drawings of the following elements of the student housing blocks including health centre and retail units shall be submitted to and approved in writing by the Local Planning Authority before the commencement of above grade works for the relevant student housing block (including the health centre and retail units); the development shall not be carried out otherwise than in accordance with any such approval given.

- a) Facades
- b) Parapets
- c) Heads, cills, jambs of all openings
- d) Shop fronts including to the health centre (this item to be submitted before occupation of the retail units and health centre)
- e) Entrance lobbies
- f) Roof edges

3.20 Amend condition 19 as follows:

3.21 Scale 1:5/10 section detail-drawings of the following elements of the residential block shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above grade works to the residential block; the development shall not be carried out otherwise than in accordance with any such approval given.

3.22 Amend condition 20 as follows:

3.23 Scale 1:5/10 section detail-drawings of the following elements of the office block shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above grade works for the office block. The development shall not be carried out otherwise than in accordance with any such approval given.

3.24 Amend condition 22 as follows:

3.25 Details of the fit-out of the wheelchair accessible student rooms shall be submitted to and approved in writing by the Local Planning Authority. The rooms shall be fitted out in accordance with the details thereby approved prior to the occupation of the ~~development~~ student blocks and shall be retained as

such thereafter. The rooms shall comply with the South East London Wheelchair Design Guide.

3.26 Amend condition 28 as follows:

3.27 Prior to their occupation the wheelchair accessible affordable housing units hereby approved as shown on the approved plans shall be constructed and fitted out to the South East London Wheelchair Design Guide.

3.28 Amend condition 30 as follows:

3.29 Before the first occupation of the residential block and student housing blocks development the car parking shown on the drawings hereby approved shall be made available and retained thereafter for the purposes of car parking for vehicles of residents, students and occupiers of the development and no trade or business shall be carried out thereon.

3.30 Amend condition 31 as follows:

3.31 Before the first occupation of the residential block and student housing blocks building hereby approved, details of the installation (including location and type) of at least two electric vehicle charger points within the car parking areas shall be submitted to and approved in writing by the Local Planning Authority and the charger points shall be installed prior to occupation of the residential block and student housing blocks ~~and the development shall not be carried out otherwise in accordance with any such approval given.~~ The development shall be carried out in accordance with the details thereby approved.

3.32 Amend condition 42 of the draft permission as follows:

3.33 The retail units hereby permitted shall not be open outside the hours of 07:00-23:00 Sundays to Thursdays and 07:00-23:30 on Fridays and Saturdays.

3.24 Conclusion

3.25 The changes to the conditions do not undermine the ability of the Council to properly control and enforce the development. As such the recommendation remains that planning permission be granted subject to completion of a legal agreement, with additional clauses as set out at paragraphs 3.4 and 3.6 of this Addendum report.

## **REASON FOR LATENESS**

4. The comments reported above have all been received since the agenda was printed. They all relate to an item on the agenda and Members should be aware of the objections and comments made.

## **REASON FOR URGENCY**

5. Applications are required by statute to be considered as speedily as possible. The application has been publicised as being on the agenda for consideration at this meeting of the sub-committee and applicants and objectors have been invited to attend the meeting to make their views known. Deferral would delay the processing of the applications/enforcements and would inconvenience all those who attend the meeting

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Individual files	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone 020 7525 5403

## AUDIT TRAIL

<b>Lead Officer</b>	Gary Rice, Head of Development Management	
<b>Report Author</b>	Victoria Lewis, Team Leader	
<b>Version</b>	Final	
<b>Dated</b>	17 September 2013	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments Included</b>
Strategic Director of Finance and Corporate Services	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Community Services	No	No
Director of Regeneration	No	No
<b>Date final report sent to Constitutional Team</b>	<b>17 September 2013</b>	